5th Councilmanic District

Orville M. Jones Petitioner

* * * * * * * * * *

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 91-264-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a windowed wall to tract boundary setback of 10 feet from the nearest tract boundary in lieu of the required 35 feet for proposed Lots 1, 2 and 3, and a window to property line setback of 10 feet in lieu of the required 15 feet for proposed Lots 1 and 2, in accordance with Petitioner's Exhibit 1.

The Petitioner appeared, testified and was represented by John B. Gontrum, Esquire. Also appearing on behalf of the Petition was J. Scott Dallas, Registered Property Line Surveyor. No Protestants appeared at the hearing; however, Patrick and Linda Harrigan submitted a letter of opposition to the relief requested dated February 18, 1991.

Testimony indicated that the subject property, known as 9529 Horn Avenue, consists of .53 acres split zoned D.R. 16 and is presently unimproved. Petitioner is desirous of subdividing the property into three lots as depicted on Petitioner's Exhibit 1 for development with three single family dwellings. Testimony indicated that due to the unique shape of the property, the relief requested is necessary in order to develop the proper- ${f extstyle }_{ ext{ty.}}$ Petitioner argued that strict compliance with the zoning regulations would create practical difficulty and unreasonable hardship and that development of the property in the manner proposed on Petitioner's Exhibit 1 will not create any detriment to the health, safety or general welfare of

Baltimore County Government

Zoning Commissioner
Office of Planning and Zoning

statements from the property owners adjoining proposed Lots 1 and 3 indicating their approval. In response to the objections voiced by the Harrigans, who reside on the adjoining property at 9525 Horn Avenue, Petitioner indicated he would be willing to screen Lot 2 along the property line abutting the Harrigans' property. Subsequent to the hearing, after discussion with the Deputy Direc-

the community. In support of his position, Petitioner introduced signed

tor of Planning, Petitioner submitted a revised site plan dated May 16, 1991 reconfiguring the parcels and subdividing the property into two lots instead of the originally proposed three lots. Said site plan has been incorporated into the case file and marked Petitioner's Exhibit A.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28

It is clear from the testimony that if the variances are granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R.

R RECEIVED FOR FILING

- 2-

PETITION FOR ZONING VARIANCE The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a 1801.2.C.2.a (BCZR), AND V.B.5.a. (C.M.D.P.), TO PERMIT A WINDOWED Variance from Section
WALL TO TRACT BOUNDRY SETBACK OF 10 FEET FROM THE NEAREST TRACT BOUNDRY IN LIEU OF THE REQUIRED 35 FEET FOR THE PROPOSED LOTS 1, 2 & 3, AND FROM V.B.6.b. (C.M.D.P.) TO PERMIT A 10 FOOT WINDOW TO PROPERTY LINE SETBACK IN LIEU OF THE REQUIRED 15 FEET FOR

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

THE EXISTING REQUIREMENTS WOULD ALLOW ONLY 1 SMALL DWELLING TO BE BUILT ON THE AP NEILG+

4. D. _____

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):	
	ORVILLE M. JONES	
(Type or Print Name)	(Type or Print Name)	
Signature	Signature M.	TU.
Address	(Type or Print Name)	
City and State	Signature	
Attorney for Petitioner:		
·	9533 BELAIR ROAD	256-6630
(Type or Print Name)	Address	Phone No.
Signature	BALITIMORE, MARYLAND City and State	21236
Address	Name, address and phone number tract purchaser or representative	er of legal owner, conve to be contacted
City and State	Name	
Attorney's Telephone No.:	Address	Phone No.
ORDERED By The Zoning Commissioner of	Baltimore County, this	day

required by the Zoming Law of Bakimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

a MNohme ANN M. NASTAROWICZ Deputy Zoning Commissioner for Baltimore County

Very truly yours,

887-3353

cc: Mr. & Mrs. Patrick J. Harrigan 9545 Horn Avenue, Baltimore, Md. 21236 (Copy of Revised Site Plan Attached)

People's Counsel

File

111 West Chesapeake Avenue

John B. Gontrum, Esquire

Baltimore, Maryland 21221

(9529 Horn Avenue)

Case No. 91-264-A

Dear Mr. Gontrum:

RE: PETITION FOR ZONING VARIANCE

Orville M. Jones - Petitioner

in accordance with the attached Order.

E/S Horn Avenue, 240' E of the c/l of Belair Road

11th Election District - 5th Councilmanic District

Enclosed please find a copy of the decision rendered in the

In the event any party finds the decision rendered is unfavor-

above-captioned matter. The Petition for Zoning Variance has been granted

able, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on

filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

809 Eastern Boulevard

Towson, MD 21204

7____, that the subject matter of this petition be advertised, as

and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

Baltimore County this May of May, 1991 that the Petition for Zoning Variance to permit a windowed wall to tract boundary setback of 10 feet from the nearest tract boundary in lieu of the required 35 feet for proposed Lots 1 and 2, and a window to property line setback of 10 feet in lieu of the required 15 feet for proposed Lots 1 and 2, in accordance with Petitioner's Exhibit A, be and is hereby GRANTED, subject to the following restrictions which are conditions precedent to the relief granted:

> 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order: however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

> 2) Prior to the issuance of any permits for Lot 2, Petitioner shall submit a landscaping plan which has been approved by the Baltimore County Landscape Planner. The Baltimore County Landscape Planner shall allow the property owners of 9525 Horn Avenue, Mr. & Mrs. Patrick Harrigan, a minimum of thirty (30) days from the date of this Order in which to submit their suggestions for screening along that portion of Lot 2 which abuts the proposed dwelling and the existing dwelling at 9525 Horn Avenue. In the event the Harrigans do not submit a proposal within the specified time frame, the Baltimore County Landscape Planner may act solely upon the proposal submitted by Petitioner; however, the Landscape Planner need not be limited to the landscaping proposed by Petitioner.

3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of

- M Westerne in ANN M. NASTAROWICZ Deputy Zoning Commissioner for Baltimore County

AMN:bjs

ORVILLE JONES PROPERTY - HORN AVENUE

ZONING DESCRIPTION LOT 1

IVED FOR

BEGINNING for the same at a point in or near the bed of the existing paving of Horn Avenue at the distance of 177 feet, more or less, in a southeasterly direction from the southeast side of Belair Road as shown on Baltimore County Bureau of Land Acquisition Plat No. RW 82-334-1 thence running with and binding in or near the bed of the existing paving of said Horn Avenue (1) South 01 degrees 11 minutes West 42.00 feet thence leaving said Avenue and running the four following courses and distances (2) South 66 degrees 10 minutes 30 seconds East 72.88 feet (3) South 70 degrees 40 minutes 00 seconds East 115.00 feet (4) North 46 degrees 27 minutes 28 seconds West 208.00 feet and (5) South 34 degrees 52 minutes 00 seconds West 41.18 feet to the place of beginning. -

CONTAINING 0.19 acres of land, more or less.



ORVILLE JONES PROPERTY - HORN AVENUE

ZONING DESCRIPTION LOT 2

- 4-

BEGINNING for the same at a point in or near the bed of the existing paving of Horn Avenue, at the distance of 240 feet, more or less in a southeasterly direction from the southeast side of Belair Road as shown on Baltimore County Bureau of Land Acquisition Plat No. RW 82-334-1 thence running with and binding in or near the bed of the existing paving of said Horn Avenue (1) South 18 degrees 10 minutes 00 seconds West 54.02 feet thence leaving said Horn Avenue and running the four following courses and distances (2) South 70 degrees 40 minutes 00 seconds East 120.00 feet (3) North 19 degrees 20 minutes 00 seconds East 48.65 feet (4) North 70 degrees 40 minutes 00 seconds West 52.87 feet and (5) North 66 degrees 10 minutes 30 seconds West 68.44 feet to the place of beginning.

CONTAINING 0.14 acres of land, more or less.



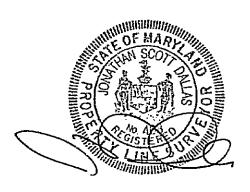
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for

- 3-

ORVILLE JONES PROPERTY - HORN AVENUE ZONING DESCRIPTION LOT 3

BEGINNING for the same at a point in or near the bed of the existing paving of Horn Avenue at the distance of 219 feet, more or less, in a southeasterly direction from the southeast side of Belair Road as shown on Baltimore County Bureau of Land Acquisition Plat No. RW 32-344-1 thence running with and being in or near the bed fo the existing paving of said Horn Avenue the two following courses and distances: (1) South 01 degrees 11 minutes 00 seconds West 11.04 feet and (2) South 18 degrees 10 minutes 00 seconds 9.86 feet thence leaving said Horn Avenue and running the 8 following courses and distances: (3) South 66 degrees 10 minutes 30 seconds East 68.44 feet (4) South 70 degrees 40 minutes 00 seconds East 52.87 feet (5) South 19 degrees 20 minutes 00 seconds West 48.65 feet (6) South 70 degrees 40 minutes 00 seconds East 92.94 feet (7) North 17 degrees 16 minutes 17 seconds East 56.11 feet (8) North 46 degrees 27 minutes 28 seconds West 30.71 feet (9) North 70 degrees 40 minutes 00 seconds West 115.00 feet and (10) North 66 degrees 10 minutes 30 seconds West 72.88 feet to the place of beginning.

CONTAINING 0.20 acres of land, more or less.



CERTIFICATE OF PUBLICATION

NOTICE OF HEARING ____ The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avanue in Towson, Maryland 21204 as follows: Case number: 91-264-A E/S Horn Avenue, 240' (+ E of c1 Belair Road 11th Election District 5th Councilmanic Petitioner(s): Orville M. Junes Hearing Date: Tuesday. Feb. 19, 1991 at 11:30 a.m. Variance: to permit a windowed wall to tract boundary setback of 10 ft. from the nearest tract boundary in lieu of the required 35 ft. for the proposed lots 1, 2 and 3; and to permit a 10 ft.

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of / successive weeks, the first publication appearing

> NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER

1-18,19 11

5-20ho Dublisher 2000 \$ 70.74

Ballimore County Zoning Commisioner County Office Building 111 West Chesapeake Avenue Touson, Maryland 21204

lieu of the required 15 ft. for lots

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
N.J/1:205 Jan. 17.

Account: R-001-6150 3884

FILMEFEE TO PEIANCES \$ 35.00 EACH CK: TRULE M. CONES 105.00 TOTAL.

EA 0008:45AM11-09-70

Please make checks payable to: Baltimore County Cashier Validation:

ORVILLE JONES PROPERTY - HORN AVENUE

ZONING DESCRIPTION LOT 1

BEGINNING for the same at a point in or near the bed of the existing paving of Horn Avenue at the distance of 244 feet, more or less, in a southeasterly direction from the southeast side of Belair Road as shown on Baltimore County Bureau of Land Acquisition Plat No. RW 82-344-1 thence running with and binding in or near the bed of the existing paving of said Horn Avenue (1) South 18 degrees 10 minutes West 50.01 feet thence leaving said Avenue and running the three following courses and distances: (2) South 70 degrees 40 minutes East 212.94 feet (3) North 17 degrees 16 minutes 17 seconds East 50.03 feet and (4) North 70 degrees 40 minutes West 212.16 feet to the place of beginning.

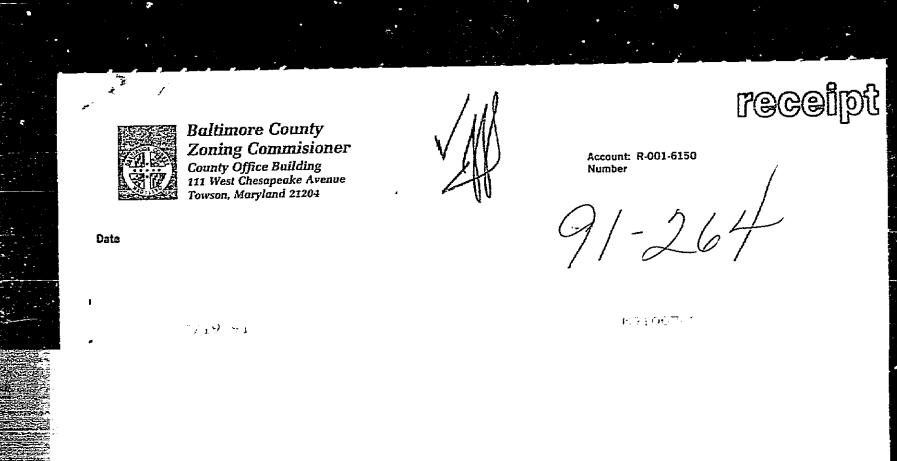
May 10, 1991

CONTAINING 0.24 acres of land, more or less.



fqieoen **Baltimore County** Zoning Commisioner County Office Building
111 West Chesapeake Avenue / PUBLIC HEARING FEES PRICE 010 -IDMING VARIANCE (IRL) TCTAL: \$105.00 LAST NAME OF OWNER: JONES

Please make checks payable to: Baltimore County



Diagra Make Cherky Payable To. Bait more County

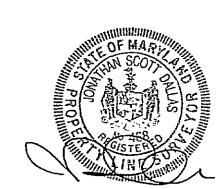
ORVILLE JONES PROPERTY - HORN AVENUE

May 10, 1991

ZONING DESCRIPTION LOT 2

BEGINNING for the same at a point in or near the bed of the existing paving of Horn Avenue at the distance of 177 feet, more or less, in a southeasterly direction from the southeast side of Belair Road as shown on Baltimore County Bureau of Land Acquisition Plat No. RW 82-334-1 thence running with and binding in or near the bed of the existing paving of said Horn Avenue the two following corners and distances: (1) South 01 degrees 11 minutes West 53.04 feet and (2) South 18 degrees 10 minutes West 13.87 feet thence leaving said Avenue and running the four following courses and distances: (3) South 70 degrees 40 minutes East 212.16 feet (4) North 17 degrees 16 minutes 17 seconds East 6.08 feet (5) North 46 degrees 27 minutes 28 seconds West 238.71 feet and (6) South 34 degrees 52 minutes West 41.18 feet to the place of beginning.

CONTAINING 0.28 acres of land, more or less.



CERTIFICATE OF PUBLICATION

CERTIFICATE OF POSTING

Location of Signer Facing Horn Are, offers 15 Fr. 100 dway, on

ZONING DEPARTMENT OF BALTIMORE COUNTY

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of ____ successive weeks, the first publication appearing on $\frac{1}{1}$, $\frac{19}{1}$.

THE JEFFERSONIAN,

5. Zehe_Orlon

\$ 70.76

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

West Chesapeake Avenue

owson, MD 21204

887-3353

DATE: 1 29/91

Orville M. Jones 9533 Belair Road Baltimore, Maryland 21236

Case Number: 91-264-A E/S Horn Avenue, 240' (+/-) E of c/l Belair Road 11th Election District - 5th Councilmanic Petitioner(s): Orville M. Jones HEARING: TUESDAY, FEBRUARY 19, 1991 at 11:30 a.m.

Dear Petitioner(s):

Please be advised that \$95.76 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REHOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteer (15) minutes before your hearing is scheduled to begin.

J. Robert Haines

J. ROBERT HAINES ZONING CONTISSIONER BALTIMORE COUNTY, MARYLAND Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue

887-3353

January 8, 1991

Towson, MD 21204

Number of Signs:

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case number: 91-264-A E/S Horn Avenue, 240' (+/-) E of c/l Belair Road 11th Election District 5th Councilmanic

Hearing Date: Tuesday, Feb. 19, 1991 at 11:30 a.m.

Variance: to permit a win-dowed wall to tract boundary setback of 10 ft. from the nearest tract boundary in lieu of the re-mited 35 ft for the person of the

quired 35 ft. for the proposed lots 1, 2 and 3; and to permit a 10 ft. window to property line setback in lieu of the required 15 it. for lots

Zoning Commissioner of Baltimore County N/J/1/205 Jun. 17.

Petitioner(s): Orville M. Jones

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

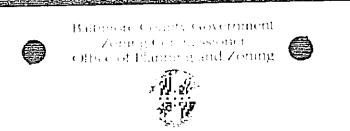
Case Number: 91-264-A E/S Horn Avenue, 240' (+/-) E of c/l Belair Road 11th Election District - 5th Councilmanic Petitioner(s): Orville M. Jones HEARING: TUESDAY, FEBRUARY 19, 1991 at 11:30 a.m.

Variance to permit a windowed wall to tract boundary setback of 10 ft. from the nearest tract boundary in lieu of the required 35 ft. for the proposed lots 1, 2 and 3; and to permit a 10 ft. window to property line setback in lieu of the required 15 ft. for lots 1 and 2.

J. Robert Haines

Zoning Commissioner of Baltimore County

cc: Orville M. Jones



February 6,1991

Petition for Zoning Variance

TIT West Chesapeake Avenue Towson, MD 2420 (

887-3353

Mr. Orville M. Jones 9533 Belair Road

Baltimore, MD 21236 RE: Item No. 204, Case No. 91-264-A Petitioner: Orville M. Jones

Dear Mr. Jones:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Zoning Plans Advisory Committee

PALTIMORE COUNTY. MARYLAND INTER-OFFICE CORRESPONDENCE November 30, 1990

received

HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING

CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF

PERMITS & LICENSES ZONING ITEM #: 204 SUBJECT: PROPERTY OWNER: Orville M. Jones

LOCATION: E/S Horn Avenue, 240' (+/-) E of centerline Belair Road FLECTION DISTRICT: 11th COUNCILMANIC DISTRICT: 5th

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

() PROPOSED SITE PLAN DOES, DOES NOT. COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.

() PARKING LOCATION () NUMBER PARKING SPACES

() RAMPS (degree slope) () CURB CUTS () SIGNAGE

() BUILDING ACCESS () PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.

A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE

REQUIRED. () A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.

OUR COTORS IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 MANAGE HILL #158-88 (BALTIMORE COUNTY BUILDING CODE).

- FEET

FRANCIS MAN OF ASSLIED FOR 3 ROOM 100, 111 WEST CHESAPEAKE AVENUE, THWITH, MARYLAND DIDIA - FRONE - 887-3900.

THIS RETURN COURSE THIN MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL RAVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-88.

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue

Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 5th day of December, 1990.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

Zoning Advisory Committee Meeting

FROM: Robert W. Bowling, P.E.

for December 4, 1990

Items 200, 206, 208, 210 and 211.

dimensions appear to be reversed.

Comments are still applicable.

RWB:s

TO: Zoning Advisory Committee DATE: November 27, 1990

The Developers Engineering Division has reviewed

For Item 204, the site must be submitted through

the minor subdivision process for review any comments.

For Items 187 and 212, the previous County Review Group

For Item 203, the correct plat reference is Plat Book

ROBERT W. ROWLING, P.E., Chief

Developers Engineering Division

the subject zoning items and we have no comments for

9, Folio 4. Also, the east and west property line

A. ROBERT HAINES ZONING COMMISSIONER

Received By:

Petitioner: Orville M. Jones Petitioner's Attorney:

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 (301) 887-3554

November 28, 1990

Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, MD 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item numbers, 187, 200, 203, 204, 206, 208, 210, 211, and 212.

Very truly yours, Traffic Engineer Associate II

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

J. Robert Haines

DATE: February 13, 1991

Zoning Commissioner Pat Keller, Deputy Director

SUBJECT: Orville M. Jones, Item No. 204

Office of Planning and Zoning

In reference to the petitioner's request, staff offers the following comments:

- The proposed panhandle lots are inconsistent with the Planning Board's objective of maintaining adequate privacy and yard space between buildings.

An effort by staff to examine the suitability of siting lots on this parcel determined that even two lots would provide inadequate privacy. Therefore, this office feels that only one home is appropriate for this site, and recommends the applicant's request be

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm ITEM204/ZAC1

Baltimere Corre Fire Department 700 East Joppa Road, Suite 901 Towson, Maryland 21204-5500 (30) 887.4500 $Paul(H)Reim_{F^*}$

NOVEMBER 28, 1990

J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

RE: Property Owner: ORVILLE M. JONES

E/S HORN AVENUE Item No.: 204 Zoning Agenda: DECEMBER 4, 1990

Gentlemen:

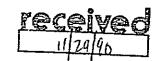
Location:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. PROPOSED PANHANDLE DRIVEWAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH EALTIMORE COUNTY COUNCIL BILL NO. 172-89 AND RESOLUTION NO. 52-89

Planning Group Special Inspection Division

JK/KEK



BALTINORE COUNTY, MARYLAND

INTER-OFFICE MEMO

Avery Harden Date: May 14, 1992 Landscape Planner

Larry Goetz Planner I

SUBJECT: 9527 Horn Avenue, Variance 91 264 A Permit No.: B127652

Attached is a copy of above captioned variance and a site plan showing the area requiring screening for a residential buffer.

Upon approval of the landscape plan, please give applicant a copy of submission to zoning referencing building permit and variance numbers. LG/Jaw

be corrected/included:

Before the above petition can be accepted for filing, the following items must

 Item	number	must	be	оп	all	papers	in	the	file	folder.

Item number must be in ink (pencil does not copy well). Item number generated by computer (on receipt) is not the same as

item number on material in folder and/or pink sheet. Section information missing on petition forms.

Not "original" signatures on all copies of petition forms.

Owner's name address and/or telephone number is not on petition forms.

Need signature and/or printed name and/or title of person signing for

Need an attorney.

"Red stamp" or closing information is not on petition form.

Following information is missing on the file folder: Petitioner's name

Item number Description -3 IN FILE Actual address - NONE VACAUT LOT zoning acreage election district

councilmanic district Need 12 plats. Only ___ in folder.

Plats need to be folded to 8-1/2" x 11".

There is a difference in date between date taken in and date put in drawer for agenda. Put a note in the folder explaining this.

I WILL PUT IN COMPUTER AND GENERATE RECEIPT WHEN I HAVE THE ABOVE INFORMATION.

LAW FIRM Antrum & Hennegan, P. H.

STEEN BOULEVARD SSI X, MARYLAND 21221 FPHONE (301) 686-8274 FAX # 686-0118 ROBERT J. ROMADKA

JOHN B. GONTRUM JOHN O. HENNEGAN DONALD H. SHEFFY NANCY E. DWYER* SHARON R. GAMBLE MARY H. BUCHANAN *Also admitted in Florida

May 23, 1991

ZONING OFFICE

Ann Nastarowicz, Esq. Deputy Zoning Commissioner

County Office Building Towson, Maryland 21204

Re: Jones - Case No. 91-264-A

Dear Ms. Nastarowicz:

As we had discussed, my client asked me to meet with the Office of Planning and Zoning with respect to revising his submitted variance site plan. Originally, that Office had commented on the plan and had indicated that only one lot was appropriate. After discussion with the Deputy Planning Director, Mr. Keller, a revised plan was prepared indicating two (2) lots with no panhandle as he suggested.

Discussions have been had with the next door neighbor. He has been provided with a copy of the revised plan. Both houses have been oriented toward Horn Avenue in response to Mr. Harrington's concerns. We believe that we have met small subdivision requirements and setbacks even though variances are required due to the number of lots theoretically possible under D.R. 16 zoning.

If there is any further information which you would like for us to provide, please do not hesitate to contact me.

Very truly yours,

John B. Gontrum

cc. Mr. Harrigan

J. S. DALLAS, INC.

SURVEYING & ENGINEERING 4932 HAZELWOOD AVENUE BALTIMORE, MD 21206

(301) 866-2001 FAX (301) 866-2003

Date: May 17, 1991

Re. Orville Jones Property To: Balto. Co. Zoning Office Horn Avenue 1st Floor County Office Blda. Hand Deliver (91-264-A)

Attention: Mrs. Ann Nestarowitz Deputy Zoning Commissioner

⊠Herewith

☐We are submitting ☑We are forwarding ☐We are returning □We request

Gentlemen:

Remarks: Per meeting with Mr. Pat Keller, Planning can comment favorably on

☐In accordance with your request ☑For your review ☐For processing ☐Plans reviewed and accepted □Plans reviewed and accepted as noted

□For revision by you

□ For your use ☐ Please call when ready ☐ Please return to this office ☐ Approval requested

your convenience

For further information, please contact the writer at this office.

J. Scott Dallas, P.L.S.

Enclosures

PATRICK HARRIGAN & LINDA HARRIGAN 9525 Horn Ave., Balto., MD 21236

4-8-91

Dear Office of Planning and Zoning:

This letter is in regards to the letter we received from Orville Jone's attorney concerning site plan case No. 91-264. We feel that we must abide by the DR-16 zoning requirement. So, therefore, we do not want the zoning changed to DR-5.5.

There was a letter sent from us to the zoning court to stop the building on Mr. Orville Jones' property. The zoning courts agreed with us that one of the houses that Mr. Jones wants to build is to close to our property line. Please take this letter into consideration.

6-1-91

Petrick J. Hurryan Linda Harrigan

P.S This letter ex in Regards with a second letter from m fore's lawyer. Now They plan to build two houses. The one house es stell to llose to our property line. So please look in to this fir us. One thing is that the property be own's ir only zong for one house, CASENO.91-264

Thank you

M. F.C.

to the sense part of thes little was sended to the officer of, County Courts Building 401 Boshey are Jourson, Md. 21204 attn arnold H. Killer III Deputy

if the April about Peristage plan-

APPLICATION FOR BUILDING PERMIT

DIST: 11 PREC: 09 PERMIT #: B127652 CONTROL #: NR

LICENSE #:

PLANS: CONST 2 PLOT 7 R FLAT 0 DATA 0 ELEC YES PLUM YES

CONSTR. FOUNDATION FOR AND ERECT STATE APPROVED

SQ.FT.3 BEDROOMS.ZONING VARIANCE #91264-A.

INDUSTRIALIZED SFD, NO FIREPLACE, 27'5X44X20=2420

LOCATION: 9527 HORN AVE SUBDIVISION: ES HORN AV TAX ASSESSMENT #: 2200011059

ORVILLE JUNES

9533 BELAIR RD.

BALTO.MD.21236

411303 BLOCK: 317A

OWNERS INFORMATION NAME: JONES, ORVILLE M ADDR: 9533 BELAIR RD.21236

APPLICANT INFORMATION

PHONE #: 256-6630

ADDR1:

ADDR2:

NOTES

DLS/MR

TENANT

ENGNR:

SELLR

COMPANY: ARBOR GREEN, INC.

CONTR: ARBOR GREEN INC.

PROPOSED USE: SFD

USE: ONE FAMILY

FOUNDATION: CONCRETE

SEWAGE: PUBLIC EXIST

CONCEDENTED WOOD FRAME

EXISTING USE: VACANT LOT

RESIDENTIAL CATEGORY: DETACHED

ESTIMATED COST OF MATERIAL AND LABOR: 40,000.00

SEPARATE BEDROOMS):

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION

BEDROOMS

BLDG. CODE: BOCA CODE

ZON Minden Separate cover

Description copies of revised Zoning Plat copies of revised Zoning Descriptions Lots 1 and 2

this layout (2 lots vs. original 3 lots). Variances requested have not changed.

☐ Conference requested at

Very truly yours,

NO. OF 3 BEDROOMS OR MORE

To whom it my concern,

Patrick and Linda Harrigan do protest the number 2 lot layout, on Mr Orvillo Jomes property. We feel that the house will be to close to our windows and

OWNERSHIP: PRIVATELY OWNED

FUBLIC EXIST

ELECTRICITY

BASEMENT: FULL

NO. OF 1 BEDROOM:

WATER:

FUEL:

LAW FIRM

Romadka, Gontrum & Hennegan, P. A 814 EASTERN BOULEVARD ESSEX, MARYLAND 21221 TELEPHONE (301) 686-8274

FAX # 686-0118

ZON GOFFICE

March 18, 1991

Office of Planning and Zoning County Courts Building 401 Bosley Avenue Towson, Maryland 21204

Attn: Arnold H. (Pat) Keller, III, Deputy Director

RE: Case No. 91-264

Dear Pat:

ROBERT J. ROMADKA

JOHN B. GONTRUM JOHN O. HENNEGAN

DONALD H. SHEFFY NANCY E. DWYER*

SHARON R. GAMBLE

MARY H. BUCHANAN

Also admitted in Florida

I am writing to you with respect to Case No. 91-264, Orville Jones. Your department previously had reviewed this site plan, which is enclosed, and had issued comments against the requested variances. We believe that had this property been zoned to DR-5.5, rather than the existing DR-16 that we would meet most of the zoning requirements. Our lot widths are 55 feet at the building line and if the house on lot #2 faces Horn Avenue then we meet all necessary setbacks. We have also discussed the matter with a neighbor, a Mr. Harrigan who owns the property indicated on the site plan as the Appel property and have proposed screening alongside his property. Mr. Yeager who owns the property on the other side of us has indicated his agreement with the proposed

We would appreciate your re-review of this matter and would like to work with you with respect to it. I look forward to hearing from you.

Very truly yours,

John B. Gontrum

JBG/mpo

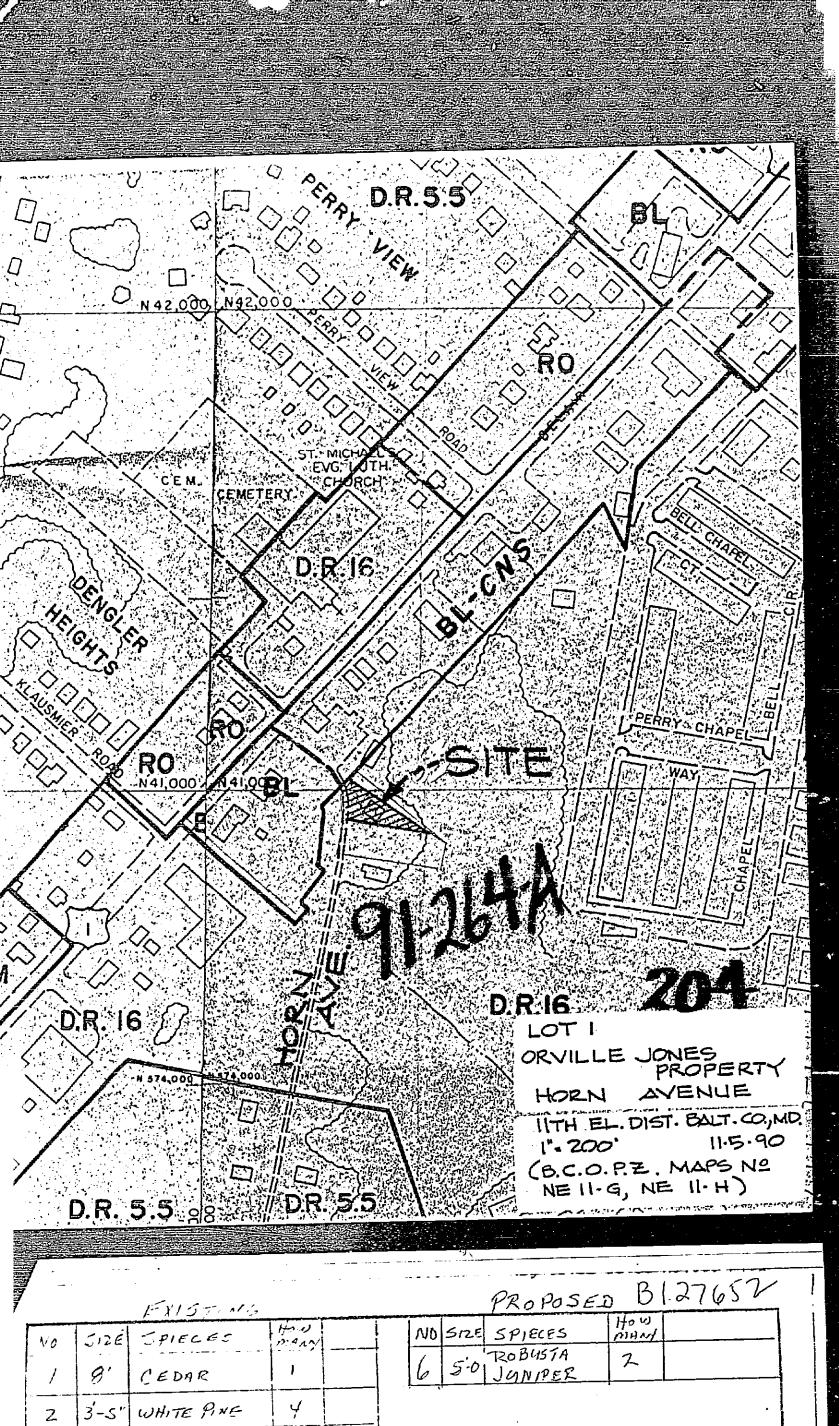
cc: Ann Nastarowicz cc: Patrick Harrigan

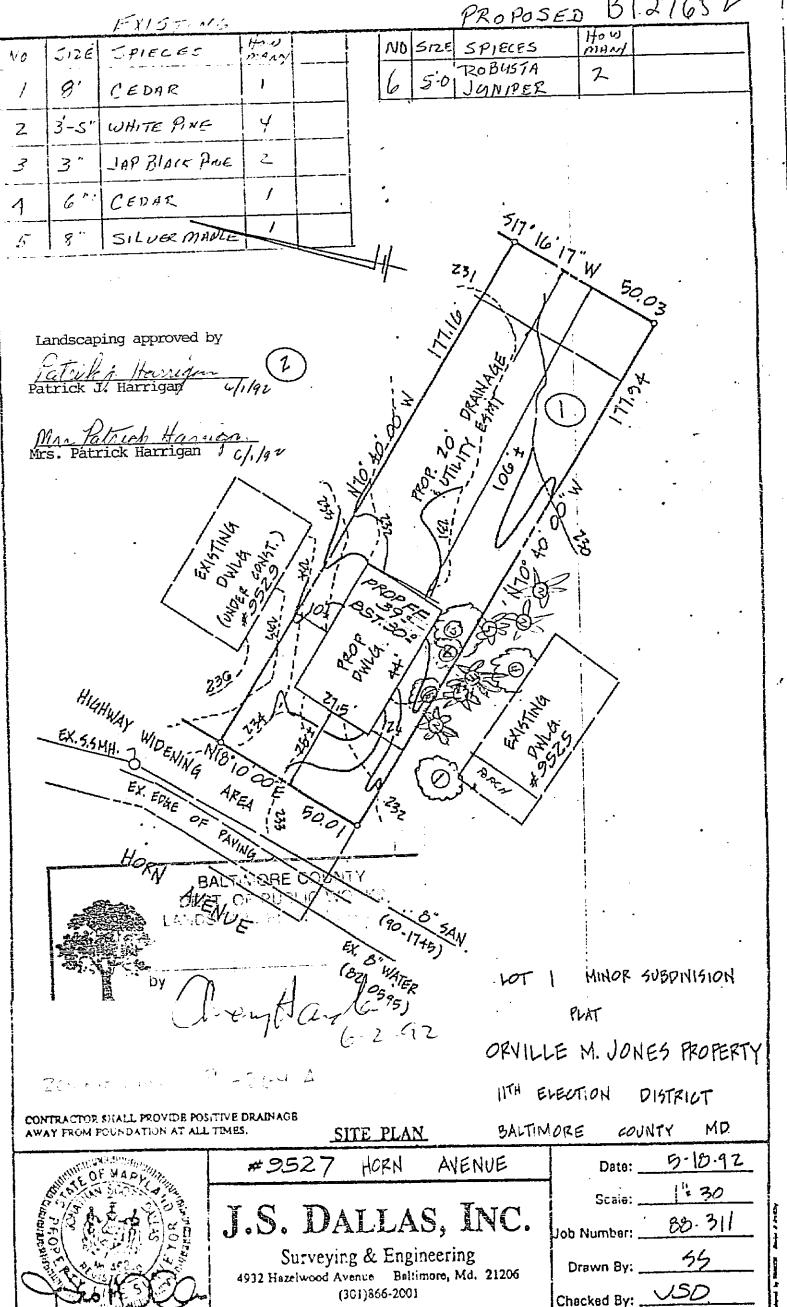
F PRINT CLEARLY

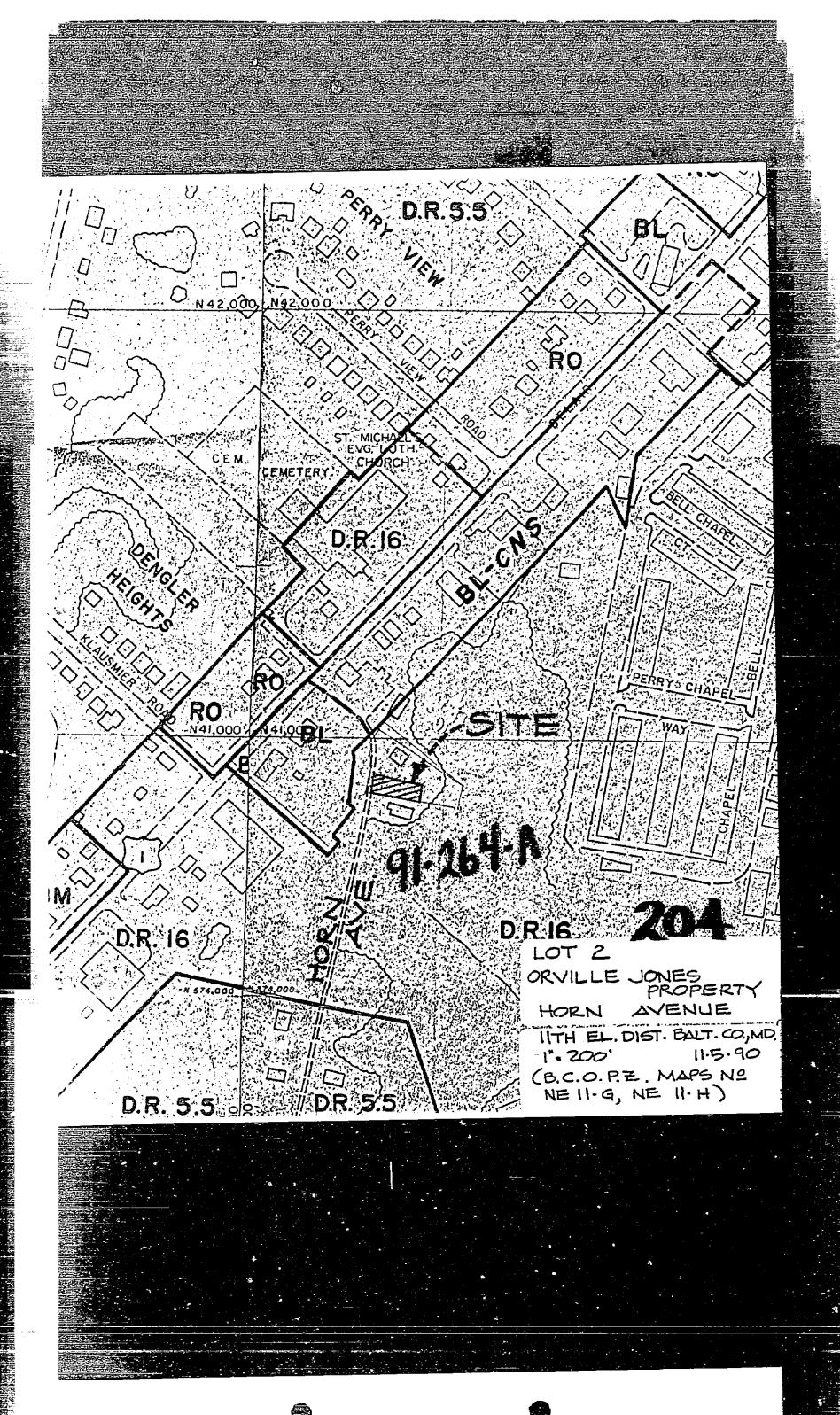
V. Scott Dallas

ORVILLE M. LONES

	ADDRESS
	493Z Hazelwood Are Balto.
_	as33 Belair Rd - Balty-21232
_	







My name is Keith Yeager , and I reside at 9531

Horn Avenue , adjacent to the property owned by

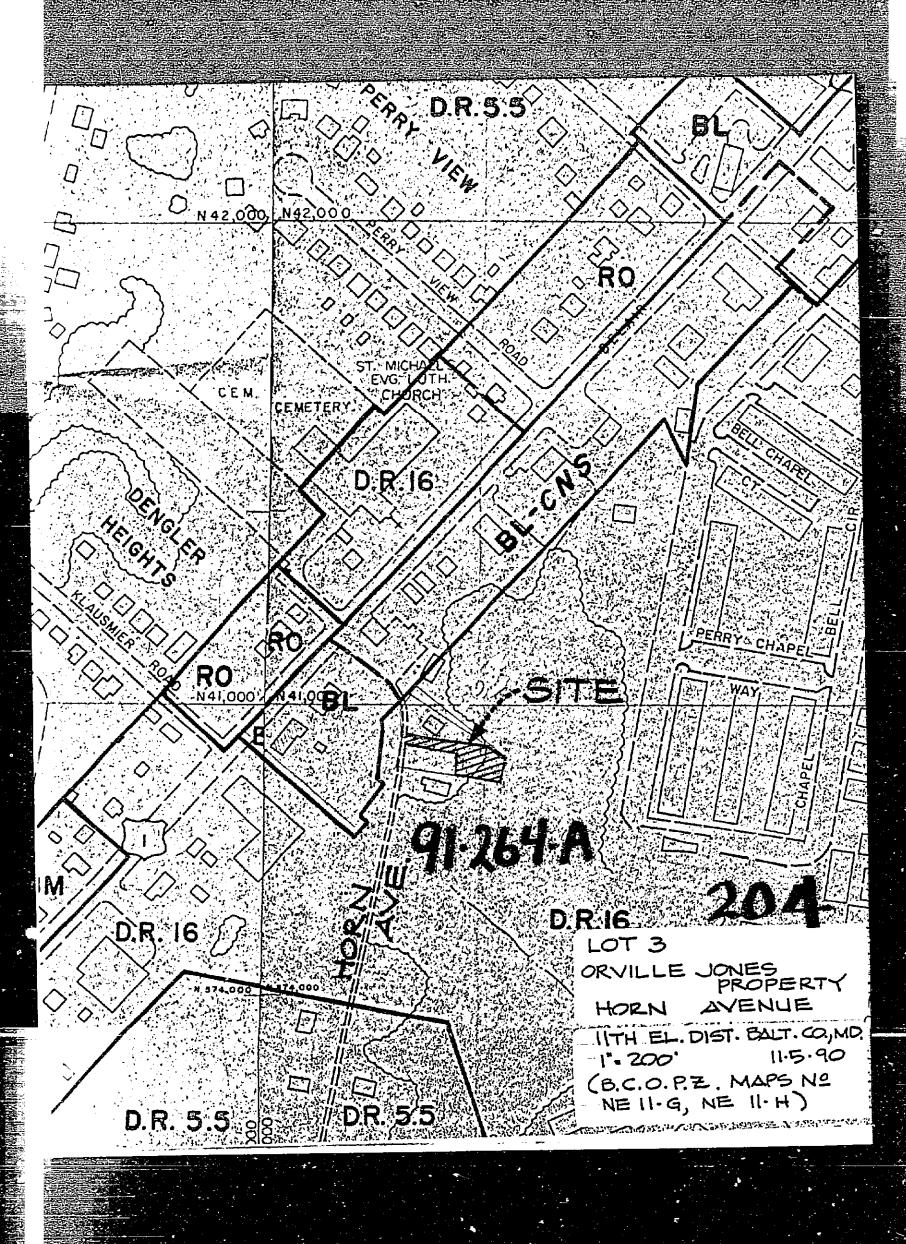
Orville Jones on Horn Avenue in the 5th Council district of

Baltimore County.

I have had the opportunity to review the site plan filed with the variance requests for the property in Case No. 91-264-A, and I have no objection to the variances requested for window to tract boundary or for window to property boundary. I have no objection to the lot layout provided that development complies with Baltimore County development requirements.

Date: 2/15/9/ Mith 6. Magn

TANDRESS EXHIBIT

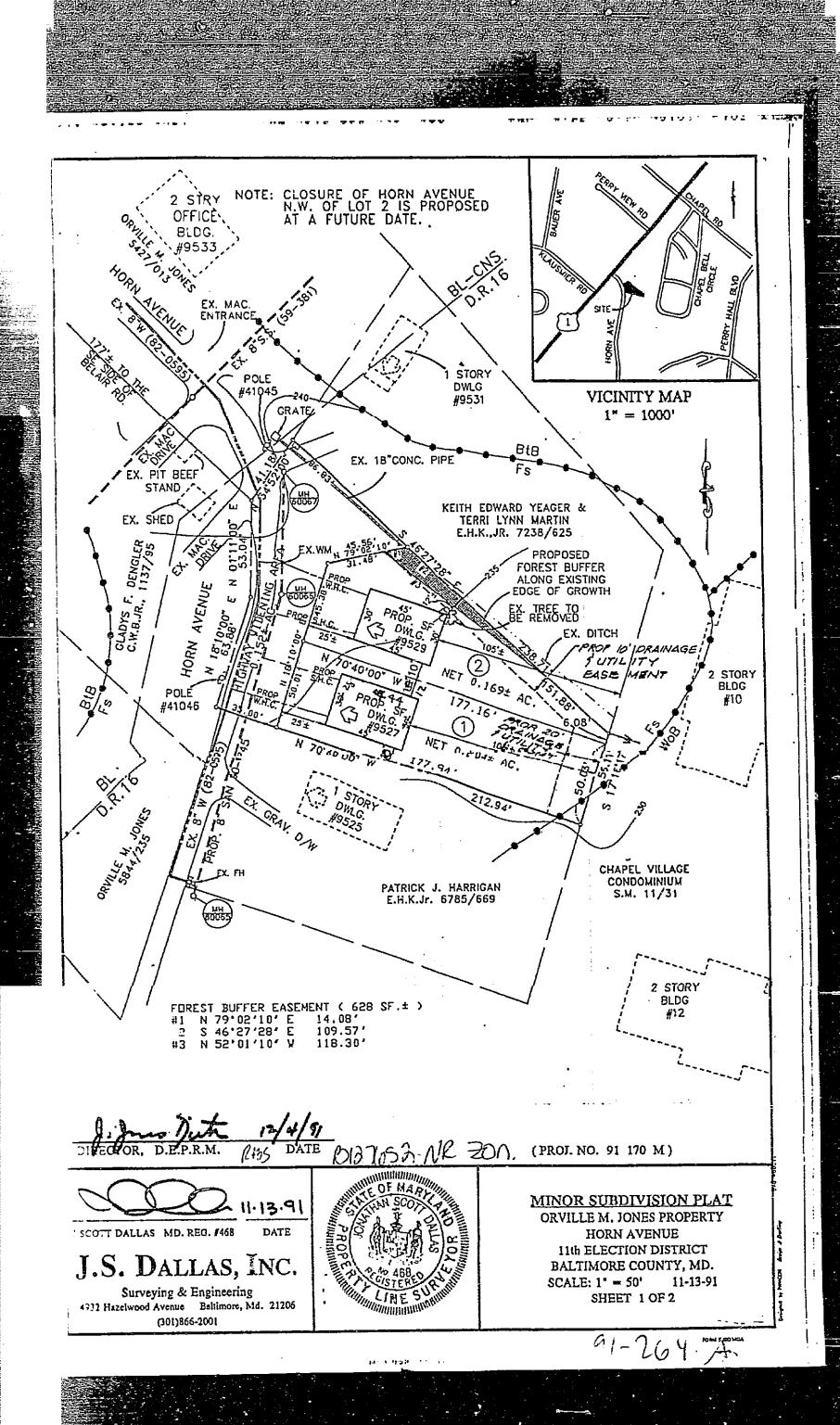


My name is Terri Lynn Yeager _____, and I reside at 9531 _______, adjacent to the property owned by Orville Jones on Horn Avenue in the 5th Council district of Baltimore County.

I have had the opportunity to review the site plan filed with the variance requests for the property in Case No. 91-264-A, and I have no objection to the variances requested for window to tract boundary or for window to property boundary. I have no objection to the lot layout provided that development complies with Baltimore County development requirements.

Date: 2/5/91 - Beni Syme Yeager

TANDII ____



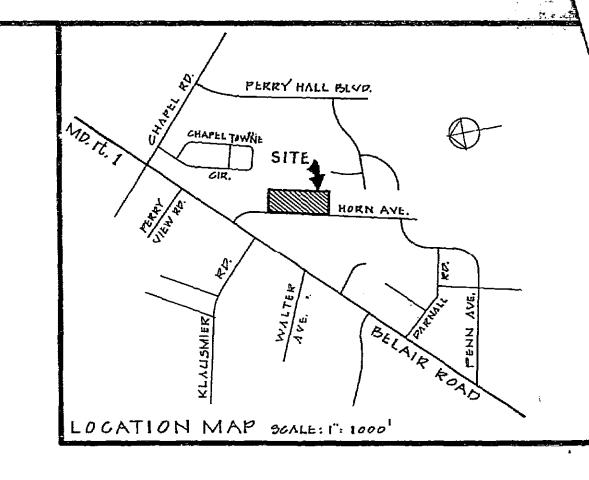
DENSITY NOTES: GENERAL NOTES: 1. LOTS PERM TED = (0.53) * (16) = 8.48 8 LOTS LEXISTING ZONING OF SITE IS D.R. 16. 2 GROYS AREA OF SITE OF SACT 2 LOTS PROPOSED = 3. JUTUNE HEREDIN PER SURVEY DATED 3 25 55 ("STORRER PROPERTY) BY eranc 5 lee 中 100m以下100mm 100mm 中 5. NO KNOWN R/W OR PUBLIC DEDICATION FOR EXISTING HORN AVENUE. 6. PUBLIC SEWER (BY OTHERS) IS PLANNED ALONG SITE FRONTAGE. PRIVATE ESMÍT IS POSSIBLE FOR TEMP. SHC THRU OTHER PROPERTY OF DEVELOPER (5427/013). 2 STORY ZSTORY SPARTMENT BLOG. 2 STORY APARTMENT BLOG D.R.16 CHAPEL VILLAGE 2 STORY CONDOMINIUM 45.M. 11/31 2 STORY APARTMENT BLOG D.R. 5.5 PLAT of LUDWIG ESTATES

(TO BE RECORDED) LJUNT OIL 11-7 SCALE: 1" 200 (LOCATION MAP TAKEN FROM "AUTIMORE COUNTY OFFICE OF PLANNING & ZONING MAP NO NEILG & HEILH ORVILLE JONES PROPERTY - HORN AVENUE OCTOBER 30, 1990 ZONING DESCRIPTION LOT 1 PROP. 6'55. FOR LUDWIG ESTATES BEGINNING for the same at a point in or near the bed of the existing paving of Horn Avenue at the distance of 177 feet, more or less, in a southeasterly direction from the southeast side of Belair Road as shown on Baltimore County Bureau of Land Acquisition Plat No. RW 82-334-1 thence running with and binding in or near the bed of the existing paving of said Horn Avenue (1) South 01 degrees 11 minutes West 42.00 feet thence leaving said Avenue and running the four following courses and distances (2) South 66 degrees 10 minutes 30 seconds East 72.88 feet (3) South 70 degrees 40 minutes 00 seconds East 115.00 feet (4) North 46 degrees 27 minutes 28 seconds West 208.00 feet and (5) South 34 degrees 52 minutes 00 seconds West 41.18 feet to the place of beginning. CONTAINING 0.19 acres of land, more or less. OCTOBER 30, 1990 ORVILLE JONES PROPERTY - HORN AVENUE AVENUE ZONING DESCRIPTION LOT 2 BEGINNING for the same at a point in or near the bed of the existing paving of Horn Avenue, at the distance of 240 feet, more or less in a southeasterly direction from the southeast side of or less in a southeasterly direction from the southeast side of Belair Road as shown on Baltimore County Bureau of Land Acquisition Plat No. RW 82-334-1 thence running with and binding in or near the bed of the existing paving of said Horn Avenue (1) South 18 degrees 10 minutes 00 seconds West 54.02 feet thence leaving said Horn Avenue and running the four following courses and distances (2) North 70 degrees 40 minutes 00 seconds East 120.00 feet (3) North 19 degrees 20 minutes 00 seconds East 48.65 feet (4) North 70 degrees 40 minutes 00 seconds West 52.87 feet and (5) North 66 degrees 10 minutes 30 seconds West 68.44 feet to the place of CONTAINING C.14 acres of land, more or less. BELAIR ROAD OCTOBER 30, 1990 ORVILLE JONES PROPERTY - HORN AVENUE ZONING DESCRIPTION LOT 3 BEGINNING for the same at a point in or near the bed of the existing paving of Horn Avenue at the distance of 219 feet, more or less, in a southeasterly direction from the southeast side of Belair Road as shown on Baltimore County Bureau of Land Acquisition Plat No. RW 82-344-1 thence running with and binding in or near the bed fo the existing paving of said Horn Avenue the two following courses and distances: (1) South 01 degrees 11 minutes 00 seconds West 11.04 feet and (2) South 18 degrees 10 minutes 00 seconds 9.86 feet thence leaving said Horn Avenue and running the 8 following courses and distances: (3) South 66 degrees 10 minutes 30 seconds East 68.44 feet (4) South 70 degrees 40 minutes 00 seconds East 52.87 feet (5) South 19 degrees 20 minutes 00 seconds West 48.65 feet (6) South 70 degrees 40 minutes 00 seconds East 92.94 feet (7) North 17 degrees 16 minutes 17 seconds East 56.11 feet (8) North 46 degrees 27 minutes 28 seconds West 30.71 feet (9) North 70 degrees 40 minutes 00 seconds West 115.00 feet and (10) North 66 degrees 10 minutes 30 seconds West 72.88 feet to the place of beginning. CONTAINING 0.20 acres of land, more or less. PLAT TO ACCOMPANY ZONING PETITIONS OFVILLE M. JONES PROPERTY HORN AVENUE 1. Lots 1, 2 and 3 - Variance from Section 1B01.2.C.2.a.

(B.C.Z.R.) and V.B.5.a. (C.M.D.P.) to permit a windowed wall to tract boundary setback of 10 feet from the nearest tract boundary in lieu of the required 35 feet. ELECTION DISTRICT Mille BALTIMORE COUNTY MD SCALE - 1:50 NO TO THE 2. Lots 1 and 2 - Variance from V.B.6.b. (C.M.D.P.) to permit a 10 foot window to property line setback in lieu of the required 15 feet. D22 Surveying & Engineering 4932 Hazelwood Avenue Baltimore, Md. 21206 (301) 866-2001 DEED REFERENCE - ---

Ni @	NORTH	EAST
BN211	40752.01	42450 21
RW18	40174.60	42151.77
BH I	40789.31	42264.35
DH 2	40142.53	12349.69
हम डे	40154.30	12260.75
6H4	A0213.95	12104.88
BH5	40 276.23	42185.63
PH6	40786.36	12279.00
5H7	40276.68	42185.71
548	40259.47	42279.64
208	40794.23	12239.84

				CUKYE	·		
CURVE	FROM		RADIUS	LENGTH	Δ	TANGENT	CHORD
0	RW 28	вн4	148.14	41. 62'	160 05 50	20.94	N 18 25 39 E . 41.48
2	BH 4	вн 5	234.44	65.86	16005 50	35.15'	N 18 0 25 39 E . 65.64



GENERAL NOTES: CONT.

26. STREETS AND OR ROADS SHOWN HEREON AND MENTIONED THEREOF IN DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

27. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY
BE OBTAINED FROM THE BALTIMORE COUNTY OFFICE OF
PLANNING AND ZONING AND THE DEPT. OF PUBLIC WORKS.
25. THE OWNER DEVELOPER WILL COMPLY WITH THE BEST
MANAGEMENT PRACTICES CONTAINED IN THE WATER
QUALITY MANAGEMENT POLICY.

29. THE HYDRIC SOIL LIMITS HAVE BEEN DETERMINED FROM FIELD INSPECTION BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION, NO GRADING, CLEARING OR CONSTRUCTION WILL BE CONDUCTED IN THIS AREA EXCEPT AS PERMITTED IN THE WATER QUALITY MAN-AGEMENT POLICY.

2. COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT BASED ON THE FOLLOWING TRAVERSE STATIONS:

X. WILL N 39059.21 E40779.95

SOUTH AZIMUTH TO X. 6100 44° 26'11"

31. ELEVATIONS SHOWN ON THE FLOODPLAIN SECTIONS ARE THE 100 YEAR WATER SURFACE.

APPROVED: BALTIMORE CO. OFFICE OF PLANNING & ZONING

DIRECTOR

PORT, EU BALT WARE GO DEPT, OF ENVIRONMENTAL PRO-

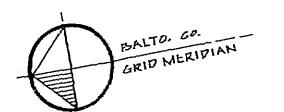
TEAT THE AND RESOURCE MANAGEMENT

DIRLOTOR

PHECYED: BALT MICRE SO DEPT. OF PUBLIC WORKS

#118906 54W5WW

PLAT OF
CHAPEL MANOR III
EHK JR 51/31



DR.16 DR.5.5

10 DRAINAGE AND UTILITY EASEMENT 10 DRAINAGE AND UTILITY EASEMENT 617.71 BH 2 5 09° 21 57" W 114.55 IO PRAINAGE AND UTILITY EASEMENT— IO PRAINAGE AND - 10 DRAINAGE AND UTILITY EASEMENT-UTILITY EASEMENT "MIN. BLDG. SETBACK, LINE TYP. PATRICH J. HARRIGAN 0.199 Act 1 6 25 0.204 Act 1 8,007 41 15 18,387 41 16 LINDA D. GALLION et al 0000/08870 0.191 Act 0.193 Act 0.215 ACT 9364 4t 0.416 Ac.t 8416 At PLAT TWO N10°22'43"E-104.88 117.20' Ni0°22' 45"E N10 22 43 E 15 TYP N10 22 43 E N10°22' 43"E S.M. 55/ 128 UTILITY EASEMENT PLAT OF 5m 46 0.135 AC + 617 46 0.235 AC. 2 16 0.135Ac. 6 FIORUCCI 0.150 Ac. ± 10,249年生 5,890¢± 5,896¢‡ 0,522¢: PROPERTY *0525 8125/423 R: 234.44 #9519 MIN BLOG. SETBACK LINE 117.80 100.001 N10°22'43"E 518.16 -----HIGHWAY WIDENING = 0.198 Ac. + .. 624.94 N10°22'43"E TEMPORARY HORN AVENUE - PRIVATE INGRESS, EGRESS, -10'X 45' EASEMENT MAINTENANCE & UTILITY VEHICLE TURNAROUND EASEMENT PERRY HALL METHODIST CHURCH GEOEW, MCGARTER ROBT. PURNELL GLB 3028/428 EHK \$ 454 / 966 7817/205 PLAT TWO SHARONDALE EAST 5.M.55/128 K.&L. INVESTMENT ING. 7817/264

GENERAL NOTES:

(THIS TRACT)

1. GROSS AREA OF TRACT: 2.678 AC. T NET AREA: 2.336 AC. T 2. EXISTING ZONING: DR 5.5 (0.748 AC. T) & DR 16 (1.930 AC. T) 3. PRESENT USE: VACANT LOT

1. PROPOSED : II SINGLE FAMILY DETATCHED UNITS

5. DENSITY CALCULATIONS:

4. DR.55 DWLG. LINITS ALLOWED = 4.11 = 0.748 AC. + X 5.5 : PROPOSED = 3 DWLG. LINITS

b. DR.16 DENGLY LINITS ALLOWED = 20 58 = 1.930 AC. + X 16 DWL /V : PROPOSED = 12 DENGLY I

b. DR. 16 DENSITY UNITS ALLOWED = 20.58 = 1.930AC. * X 16 DWL./AC. : PROFESSED = 12 DENSITY UNITS = 1.5 DENSITY UT/3 SED RM. UT. 8 DWLG. X 1.5 DENSITY UTS. PER 3 BED RM. DWEL.

6 MINIMUM AREA OF LOTS: DR 5.5 ~ 2,500 SQ.FT. : DR16 ~ 2,500 SQ.FT.

d. ALL DWELLING UNITS WILL BE SOLD (3 OFFSTREET PER DWLG. DR 16 B. NUMBER OF PARKING SPACES REQUIRED: {2 OFFSTREET PER DWLG. DR 55

f. NUMBER OF PARKING SPACES REQUIRED: 12 OFFSTREET PER CWLG. DR. 5.

9.0PEN SPACE REQUIRED: NONE (WAIVER APPROVED: 4-20-86)
h. OPEN SPACE PROPOSED: "

6. WATERSHED No. 6 ; SUBSEWERSHED 22

7. DRAINAGE AREA: HONEYGO KUN

6. PANHANDLE DRIVES WILL BE MAINTAINED BY THE OWNERS OF THE LOT SERVED.
9. TOTAL AREA OF ROAD DEDICATION: 0.198 Ac. !

10. ALL RIGHT- OF WAYS, EASEMENTS, RESERVATIONS, ETC. TO BE DEDICATED TO BALTO. CO.

II. HIGHWAY AND HIGHWAY WIDENING, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, AND STORMWATER MANAGEMENT AREAS
NO MATTER HOW ENTITLED, SHOWN HEREON, ARE RESERVED UNTO THE OWNER AND ARE
HEREDY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MD. THE OWNER, HIS PERSONAL REP.

RESENTATIVES & ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTO, CO. MD., AT NO COST,

12. RECORDING OF THE PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY

THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER

PUBLIC AREA SHOWN ON THIS PLAT.

13. THE PLAT MAY EXPIRE IN ACCORDANCE WITH PROVISIONS OF SECTION

14. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF

STREETS OR UTILITIES BY BALTO, CO.
15. THE INFORMATION SHOWN MAY BE SUPERSEPED BY A SUBSEQUENT OR

AMENDED PLAT.

16. ADDITIONAL INFORMATION CONCERNING THE PLAT MAY BE OBTAINED FROM

THE OFFICE OF PLANNING AND ZONING AND THE DEPT. OF PUBLIC WORKS.
17. DATE OF C.R.G. APPROVAL: 8-19-88

18. OWNER: HEL INVESTMENT INC. DEED REFERENCE: 8260/285

19. NUMBER OF PROPOSED LOTS: 11
20. CENSUS TRACT: 4113-03

21. COUNCILMANIC DISTRICT : 5

22. THE RESTRICTIVE COVENANTS ESTABLISHING CROSS EASEMENTS OVER THE PANHANDLES FOR ACCESS OVER AND MAINTENANCE OF THE COMMON PANHANDLE DRIVEWAYS AND INSTALLATION AND MAINTENANCE OF PRIVATE WATER AND OR SEWER CONNECTIONS HAVE BEEN FILED.

23. EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY, INCLUDING THE MINIMUM SETBACK OF 22 FEET TO BE HELD FROM THE STREET RIGHT-OF-WAY LINE TO THE GARAGE OR CARPORT ENTERED DIRECTLY FROM THE STREET.

24. TRASH COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE
TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET RIGHT OF WAS.

25. TAX ACCOUNT No : PART OF 21-00-005013



SEAL

ELECTION DISTRICT ELEVEN

BALTIMORE COUNTY, MARYLAND

SCALE : 1" = 501

Alig. 18, 1989

SURVEYORS CERTIFICATE	OWNERS CERTIFICATE
BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMP LIANCE WITH SUBSECTION (6) OF SECTION 3-108 OF THE REAL PRO- PERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PAR- TICULARLY INSOFAR AS SAME CONCERNS THE MAKING OF THE	MARYLAND, HAS BEEN COMPLIED WITH, INSOFAR AS SAME CONCERNS THE MAIN'S OF THE PLAT AND SETTING OF THE

BROYLES, HAYES & ASSOC.

ENGINEERS-PLANNERS-SURVEYORS
1922 MIDDLEBOROUGH ROAD
BALTO, MD. 21221
574-2227

DESIGNED: S.K.B. DRAWN: R.S.C. CHECKED: S.K.O.

DENSITY NOTES: GENERAL NOTES 1. LOTS PEZN TED: (0.52) + (16) = 8.48 8 LOTS EXISTING ZINING IF SITE IS DIP IG. 2 LUTS 2000/SED = 2 LUTS 32-- COROLLINE CONTRACTOR 12,259 O. 28 5. NO KNOWN R/W OR PUBLIC DEDICATION FOR EXISTING HORN AVENUE. 6. PUBLIC SEWER (BY OTHERS) IS PLANNED ALONG SITE FRONTAGE. PRIVATE ESMÍT IS POSSIBLE FOR TEMP SHC THRU OTHER PROPERTY OF DEVELOPER (5427/013). 2 STORY APARTMENT BLOG ZSTORY APARTMENT BLOG 2 57024 APARTMENT BLOG D.R.16 CHAPEL VILLAGE
CONDOMINIUM
ASM 11/31 2 STORT APARTMENT BLOG 2 STORY APARTMENT BLOG D.R. 5.5 PATRICK J. HARRIGAN シンパイン ト ソイク SCALE 1": 200 (LOCATION MAP TAKEN FROM BALTIMORE COUNTY OFFICE CT PLANNING & ZONING MAT NO NEILG & NEIL-H) PROP 6'55 FOR LUDWIG ESTATES - PROPE'W FOR LUDWIG ESTATES ' AVENUE ORVILLE JONES PROPERTY - HORN AVENUE ZONING DESCRIPTION LOT 1 BEGINNING for the same at a point in or near the bed of the existing paving of Horn Avenue at the distance of 244 feet, more or existing paving of Horn Avenue at the distance of 244 feet, more or less, in a southeasterly direction from the southeast side of less, in a southeasterly direction from the southeast side of least Road as shown on Baltimore County Bureau of Land Acquisition Belair Road as shown on Baltimore County Bureau of Land Acquisition Plat No. RW 82-344-1 thence running with and binding in or near the plat No. RW 82-344-1 thence running with and binding in or near the plat of the existing paving of said Horn Avenue (1) South 13 degrees bed of the existing paving of said Horn Avenue (2) South 70 degrees 40 minutes East 212.94 feet (3) North 17 degrees 16 minutes 17 seconds minutes East 212.94 feet (3) North 17 degrees 16 minutes West 212.16 feet to the place of beginning. CONTAINING 0.24 acres of land, more or less. ORVILLE JONES PROPERTY - HORN AVENUE ZONING DESCRIPTION LOT 2 BEGINNING for the same at a point in or near the bed of the existing paving of Horn Avenue at the distance of 177 feet, more or existing paving of Horn Avenue at the distance of 177 feet, more or less, in a southeasterly direction from the southeast side of less, in a southeasterly direction from the southeast side of Belair Road as shown on Baltimore County Bureau of Land Acquisition Belair Road as shown on Baltimore County Bureau of Land Acquisition Belair Road as shown on Baltimore County Bureau of Land Acquisition Belair Road as shown on Baltimore County Bureau of Indiana with and binding in or near the Plat No. RW 82-334-1 thence running with and binding in or near the Plat No. RW 82-334-1 thence running bed for Avenue the two following corners and istances: (1) South 18 degrees 10 minutes West 13.87 feet thence leaving said Avenue and running the four following courses and leaving said Avenue and running the four following courses and distances: (3) South 70 degrees 40 minutes East 212.16 feet (4) Rorth 17 degrees 16 minutes 17 seconds East 6.08 feet (5) North 46 Rorth 17 degrees 16 minutes 28 seconds West 238.71 feet and (6) South 34 degrees 52 minutes West 41.18 feet to the place of beginning. C The State of the Control of the Co CONTAINING 0.28 acres of land, more or less. PLAT TO ACLOMPANY ZONING PETITIONS OFVILLE M. JONES PROPERTY VARIANCES REQUESTED W. S. Carlot # 0529 HORN AVENUE Lots 1, 2 - Variance from Section 1801.2.C.2.a. (B.C.Z.R., and T.B.5.a. (C.M.D.P.) to permit a windowed wall - tract boundary setback of 10 feet from the nearest tract boundary in lieu of the required 35 feet. THE SHOP OF THE THE J. D. DALLAS, INC. MALTINIZE LAUNTY WIT かんだいか 2. Lots 1 and 2 - Variance from V.B.6.b. (C.M.D.P.) to permit a 10 feet window to property line setback in lieu of the required 15 feet. Surveying & Engineering 4932 Hazelwood Avenue Baltimore, Md. 21206 (301) 866-2001 45 35 - 1.A+ - = DEED REFERENCE = P_A - -